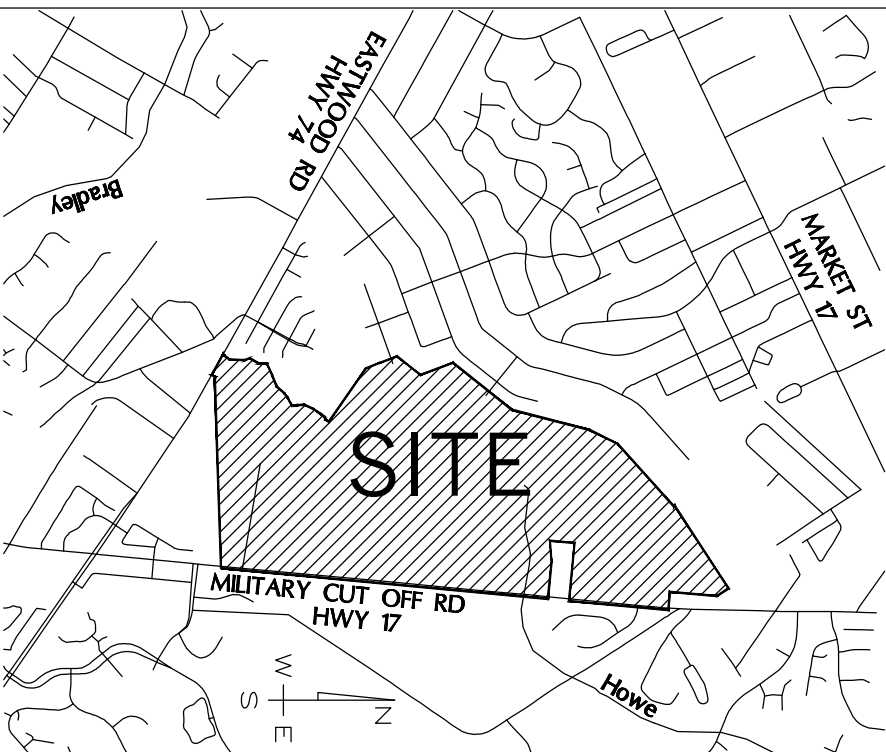


RECREATIONAL AREAS

- R1** COMMUNITY PARK: +/- 2.5 ACRES
NATURAL AREAS, WALKING TRAIL CONNECTIVITY TO MAYFAIRE COMMUNITY PEDESTRIAN NETWORK, OPEN SPACES FOR NEARBY RESIDENTIAL COMMUNITY GATHERINGS.
- R2** COMMUNITY GREEN: +/- 0.5 ACRES
WALKING TRAIL CONNECTIVITY TO MAYFAIRE COMMUNITY PEDESTRIAN NETWORK, POTENTIAL WATER FEATURES AND PUBLIC SEATING. POINT OF RECOGNITION FOR VEHICULAR TRAFFIC AROUND UNIQUE TOWN CENTER DRIVE ROTARY.

PUBLIC AND PRIVATE STREET DATA

- A** PUBLIC STREET: COLLECTOR A
60' R.O.W.
36' PAVEMENT WIDTH
- *** PUBLIC STREET: MODIFIED COLLECTOR
76.6' R.O.W.
26' PAVEMENT WIDTH
45' ON STREET PARKING (AFTER PHASE I)
- PUBLIC STREET: SINGLE FAMILY PARCEL
56.0' R.O.W.
24' PAVEMENT WIDTH
PARALLEL PARKING ON STREET
- PRIVATE STREET



VICINITY MAP NOT TO SCALE

BUFFERS, BOUNDARIES, SETBACKS

- FRINGE USE AREAS**
SECTION 1.4, U.D.O. ORDINANCE, MX DISTRICT CHAPTER
- S.H.O.D. YARD**
STATE HIGHWAY OVERLAY DISTRICT
ARTICLE VI, SECTION 609, U.D.O. ORDINANCE
- PROPERTY LINE / MX DISTRICT BOUNDARY**
PROJECT PHASING LIMIT LINE (WITHIN MX DISTRICT BOUNDARY LINE)
- LAND CLASSIFICATION BOUNDARY**
BUILDING SETBACK LINES

FEATURES LEGEND

- SECTIONS 404 AND 10 WETLANDS**
- RESIDENCE ABOVE RETAIL**
- PEDESTRIAN NETWORK - PREDOMINANTLY STREETSCAPE AND OTHER AREAS RELATED TO THE COMMON OPEN SPACE REQUIREMENT.**
- PEDESTRIAN NETWORK TRAIL SYSTEM, NON-FORMAL**
- CONTOUR LINES (1' INTERVALS)**

GENERAL NOTES

- EXCESS F.A.R. SHALL BE CARRIED FORWARD TO SUBSEQUENT PHASES, AND THE TOTAL CONSTRUCTION ALLOWED SHALL NOT EXCEED THE MAXIMUM ALLOWED F.A.R.
- SEE SHEET C1.1 (EXISTING CONDITIONS) FOR OFFICIAL MX DISTRICT BOUNDARY/PROPERTY LINE.
- NO SIGNIFICANT TREES EXIST.
- ALL AREAS DESIGNATED AS COMMON OPEN SPACE SHALL REQUIRE THREE OUT OF FOUR ITEMS AS STATED IN THE MX ORDINANCE (SECTION F.1.a) TO QUALIFY AS COMMON OPEN SPACE. SEE SHEETS L1-L5.25 FOR ALL LANDSCAPE AND MATERIALS PLANS AND DETAILS.
- THE PROJECT PHASING LIMIT LINE REPRESENTS A TEMPORARY BOUNDARY ENCOMPASSING ALL LAND USES WITHIN THE MX DISTRICT TO BE INCLUDED AS PART OF A PROPOSED DEVELOPMENT PHASE AND IS FOR PLANNING PURPOSES ONLY. REFER TO PLATTED SITE PLAN FOR OFFICIAL MX DISTRICT BOUNDARY LINE.

SITE DATA

MAYFAIRE	
CURRENT ZONING:	MX
TRACT SIZE:	14,190,791.58 SF - 325.78 ACRES
EXISTING BUILDING SQUARE FEET:	0 ACRES
PROPOSED BUILDING SQUARE FEET (ALL AREAS WITHIN THE MX AREA)	
RETAIL	593,845.58 SF 28%
HOTEL / ENTERTAINMENT	55,000.00 SF 3%
RESIDENTIAL	998,218.78 SF 47%
OFFICE	491,800.00 SF 23%
TOTAL SQUARE FEET	2,138,864.36 SF 100%
TOTAL ACRES WITHIN 100 YR FLOOD:	1.85 ACRES
TOTAL ACRES WITHIN WETLANDS:	2.74 ACRES
MAXIMUM PARKING ALLOWED	4,981 SPACES
PARKING PROVIDED:	4,981 SPACES
HANDICAP SPACES REQUIRED:	133
HANDICAP SPACES PROVIDED:	140
LOADING BAYS PROVIDED:	42 BAYS, 16 COMPACTORS
REQUIRED INTERNAL LANDSCAPING:	447,602.28 SF = 16.00% OF PARKING AREA
PROVIDED INTERNAL LANDSCAPING:	488,452.63 SF = 18.41% OF PARKING AREA
PROVIDED RECREATIONAL SPACE:	163,984 SF = 3.50% OF PROPOSED OPEN SPACE
EXISTING TREE ACREAGE:	172.00 ACRES
PROPOSED TREES PER ACRE:	15.25 TREES
TOTAL NUMBER OF DWELLING UNITS:	510 MULTI-FAMILY UNITS WITH 1, 2, OR 3 BEDROOMS PER UNIT 106 SINGLE FAMILY UNITS (LOTS)
SQ FT OCCUPIED BY STRUCTURES:	
ALL BUILDINGS:	1,267,665.93 SF 29.10 ACRES
R.O.W.:	1,412,253.82 SF 32.42 ACRES
PARKING AREAS:	2,651,757.26 SF 60.88 ACRES

OPEN SPACE - COMMON OPEN SPACE

LAND AREA:	14,190,791.58 SF
REQUIRED OPEN SPACE:	3,547,697.90 SF = 25% OF LAND AREA
PROVIDED OPEN SPACE:	4,699,051.00 SF = 33%
REQUIRED COMMON SPACE:	1,419,079.16 SF = 10.00% OF LAND AREA
PROVIDED COMMON SPACE:	1,474,642.70 SF = 10.39%
SHARED OPEN/COMMON SPACE. DEFINED AS AREAS CAPABLE OF MEETING BOTH REQUIREMENTS.	

COMMON SPACE AMENITIES

- SIDEWALKS WITH SUBSTANTIAL ORNAMENTAL TREATMENTS (E.G. BRICK PAVERS; VARIETY IN MATERIALS, COLOR, TEXTURE, USE OF IMPERVIOUS MATERIALS WHEN CONSISTENT AMERICANS WITH DISABILITIES ACT.)
- SIDEWALK PLANTERS, PLANTERS WITH POTENTIAL SEATING AROUND PERIMETER.
- PUBLIC ART. (E.G. SCULPTURE, FOUNTAIN, CLOCK, MURAL, ETC.)

BASE DENSITY (FAR)

LAND AREA: 14,190,791.58 SF					
LAND CLASSIFICATION		LAND AREA		BASE FAR	ALLOWED BUILDING AREA
RESOURCE PROTECTION:		226.34 ACRES	9,859,370.40 SF	0.15	
URBAN TRANSITION:		99.44 ACRES	4,331,421.18 SF	0.20	
					1,478,905.56 SF
					866,284.24 SF

PROPOSED DENSITY (FAR)

LAND CLASSIFICATION	FAR	PROPOSED BUILDING AREA
RESOURCE PROTECTION:	0.14	1,410,509.58 SF
URBAN TRANSITION:	0.21	893,319.10 SF

IMPERVIOUS SURFACE

LAND AREA =	14,190,791.58 SF
IMPERVIOUS AREA PER LAND CLASSIFICATION:	
URBAN TRANSITION =	2,201,328.26 SF = 15.50 %
RESOURCE PROTECTION =	2,236,766.81 SF = 18.00 %

NARRATIVE

The Master for Mayfaire responds directly to the goals as envisioned by the MX ordinance of the City of Wilmington. The plan is initially based on an analysis of the site with areas of environmental sensitivity carefully incorporated into the plan. The creation of significant open space as the primary ordering agent is central to the form of the Master Plan.

As the MX ordinance described, the plan provides for an integration of land uses that are linked by both vehicular and pedestrian facilities. These linkages extend into the surrounding neighborhoods and the community at large. These connections will provide for vehicular and pedestrian access to the facilities of Mayfaire on appropriately scaled facilities without requiring these movements to be accomplished via thoroughfares.

The Master Plan also provides for the integration of various uses into the plan including the placement of residential or office above retail. Additionally, the provision of structured parking for a part of the plan will as the ordinance desired reduce the impervious areas required for the various uses. In addition, the integration of the uses in the traditional town form has allowed for the reduction of parking from traditional suburban properties in the town center area.

The Master Plan creates a series of character areas defined by open space and by the positive relationships of building facades to the street. This coupled with on street parking and articulated pedestrian ways reinforces the town fabric that is desired by the MX ordinance.

The plan for Mayfaire provides for innovative management of storm water by the use of water quality ponds, detention, and infiltration. These uniquely serve to control flooding, provide for water quality treatment and via the infiltration control pollutants from entering fragile waters. Additionally this infiltration serves to hydrate the wetland areas and provides for the recharging of the ground water.

The mix of uses will reduce traffic to perimeter streets by encouraging internal movements within the property. This will create a better physical environment while reducing impacts to adjacent facilities.

The development of Mayfaire will proceed in an orderly fashion to provide the connections as described by the Master Plan. In each instance all connections adjacent to each phase will be made as that phase is constructed. These connections to NCDOT roadways will be in accordance with the traffic study and as agreed upon by the owner and NCDOT. The neighborhood connections will be made as described by the Master Plan and as approved by the City of Wilmington Traffic Department. Pedestrian connections will also be provided in accordance with the Master Plan.

Storm water Management facilities will be constructed in accordance with the Master Storm water Management Plan to meet all local and state requirements. These facilities will be constructed in each phase as site work creates the need to construct. Prior to the creation of impervious surfaces the facilities shall be in place and be in a functioning condition.

164 NW Broad Street
Southern Pines NC, 28387
Phone: 910.692.2288
Fax: 910.692.2906

LAND DESIGN

INDUSTRIAL LLC
CORPORATE
SEAL
ANTHONY NORTH

DATE: 06/25/23
DESIGNED BY: AST
DRAWN BY: AST
SCALE: 1" = 300'
PROJECT NUMBER: 5099026
SHEET NUMBER:

Revisions:
4. Office parcel site plan incorporation for TRC Submittal - 02/16/24
5. Community retail parcel update - 10/16/24
6. Community retail parcel update - 3/30/24
7. Revised 4-16-24
8. Revised 10-26-24

MAYFAIRE
SITE PLAN
TOWN CENTER, COMMUNITY RETAIL CENTER, OFFICE

BRODY ZIMMER LLC WILMINGTON, NC NEW HANOVER COUNTY

C2.1